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HOUSING ELEMENT

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Burbank, California

City planning
Housing

Burbank

Burbank, City Planning Department

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HOUSING ELEMENT

Introduction

Burbank has the distinction of being known as a city in which people like to live. It is known for its clean, quiet, tree-lined residential streets with modest well kept homes. The quality of the residential neighborhoods is reinforced by fine city services and excellent public schools. Burbank is also known for its sizable industrial base which provides many employment opportunities for its residents. However, with all of its attributes, the city has shown an inadequacy to meet the housing needs of its entire citizenry.

The purpose of this Housing Element, an element of the city's General Plan, is to help define the goals and remedial actions necessary to solve the city's housing ills. This element is not only a tool to pinpoint the city's housing problems, but is also an action plan to implement its goals.

This element should only be the starting point for future recommendations and actions. It should be continually revised and updated as the city itself changes to meet whatever housing problems that may arise in the future.

Although the housing element is required to be a part of the General Plan by State law, it is only to be a guide for the improvement of housing conditions in Burbank. The housing element basically follows the guidelines established by the State of California and consists of the following seven sections:

1. An analysis of population characteristics.
2. A statement of goals and objectives which when achieved will solve all housing problems.

3. An analysis of housing problems.
4. An analysis of obstacles which will hinder attainment of the objectives of the housing element.
5. A housing program to insure the solution of the problems.
6. Implementation methods which will help to reach the city's housing objectives.
7. An ongoing continual revision of the housing element and a continuing update of necessary information.

Although Burbank is a mature rather stable city, there is still the possibility of change and growth in the future. This element should be an effort to spell out ways of solving problems rather than just providing definitions as that change takes place. If it is to do this it must be updated periodically to adequately compete with not only physical, but social and economic conditions as they change within the community.

Source: 1960 and 1970 Census

POPULATION CHARACTERISTICS

The population of burbank was 88,871 in 1970. The 1960 population was 90,155 which represents a loss of 1.5 percent during the ten year span. The following table shows the population by census tract and the change from 1960 to 1970. Household size in 1960 was 2.80 persons per dwelling unit, while in 1970 it was 2.55.

Table 1 POPULATION BY CENSUS TRACT 1960-1970

<u>Tract</u>	<u>1960</u>	<u>1970</u>	<u>Change</u>	<u>% Change</u>
3101	4361	3871	-490	-11.3
3102	6693	7667	974	14.6
3103	4288	4050	-238	-5.6
3104	4118	3543	-575	-14.0
3105	3363	3117	-246	-7.4
3106	5499	6316	817	14.9
3107	7081	7257	176	2.5
3108	5582	4387	-1195	-21.5
3109	7384	6848	-536	-7.3
3110	4327	3650	-677	-15.7
3111	4286	4012	-274	-11.1
3112	3384	3228	-156	-4.7
3113	4356	4475	119	2.8
3114	2555	2357	-198	-7.8
3115	5745	5457	-288	-5.1
3116	6359	7148	789	12.5
3117	6135	6078	-57	-0.9
3118	<u>4639</u>	<u>5410</u>	<u>771</u>	<u>16.7</u>
Totals	90,155	88,871	-1284	-1.5

Source: 1960 and 1970 Census

Ethnic Groups

Burbank is a remarkably homogenous city. Over ninety-eight percent of the population is white. The non-white population represents only 1.3 percent of the total. However, there is a sizable number of persons with Spanish surnames, which comprises 10.6 percent of the total population. Members of all ethnic groups are generally well distributed and assimilated throughout the entire community.

Table 2 POPULATION BY RACE

	<u>No.</u>	<u>% Total Population</u>
Negro	60	0.067%
Indian	325	0.37 %
Japanese	174	0.20 %
Chinese	150	0.17 %
Philippino	113	0.13 %
Other non-white	<u>280</u>	0.32 %
Total Non-White	1102	1.3 %
Spanish Surname	9393	10.6 %

Source: 1970 Census

Age Groups

The age group composition in Burbank has changed in a manner that might be expected of a mature stablized city. During the ten years between the 1960 and 1970 censuses the age group nine years old and less has decreased from 16.6 percent of the total population to 13.7 percent. While during the same period the group 55 years and over has increased from 17.9 percent of the total population in 1960 to 24.0 percent in 1970. Because of these trends there may be cause for changes in the overall housing supply in the future. The need for single-family, multi-bedroom homes in the future may be

considerably less than in the past. However, the need for housing which meets the direct needs of the elderly seems to be growing.

Family size can also have an important influence upon the nature and size of housing types. In 1960 median household size was 2.85 persons per household while in 1970 it was 2.55 persons. An increase in the number of total households from 31,601 in 1960 to 34,731 in 1970 (an increase of 9.9 percent) together with a drop in household size and total population tells us that while families are becoming more numerous their size is decreasing at an even greater rate which may be the main cause of a population decline during the ten year period.

Table 3

AGE GROUPS

<u>Age</u>	<u>1960</u>		<u>1970</u>		<u>% change per age group 1960-1970</u>
	<u>No.</u>	<u>% of Total</u>	<u>No.</u>	<u>% of Total</u>	
Under 5	7589	8.4	5943	6.7	-21.7
5-9	7397	8.2	6256	7.0	-15.5
10-14	7749	8.5	6660	7.5	-14.1
15-19	6782	7.5	6923	7.8	+2.1
20-29	10055	11.3	13526	15.3	+25.7
30-39	12145	13.5	9468	10.7	-22.1
40-54	22257	24.7	18703	21.0	-16.0
55-64	8673	9.6	12115	13.6	+28.4
65 & older	<u>7508</u>	<u>8.3</u>	<u>9277</u>	<u>10.4</u>	<u>+19.1</u>
Total	90155	100.0%	88871	100.0%	

Source: 1970 Census

Income Characteristics

The annual median family income in Burbank in 1970 was \$11,502; for all of Los Angeles County it was \$10,972. Median income for all families and unrelated individuals was \$9,598. Of all families, 2087, or 8.4 percent, earned less than \$4,000. Twenty-two percent made less than \$7,000 in 1970.

Less than \$10,000	330	2.3
\$1,000-1,999	308	2.2
2,000-2,999	639	4.5
3,000-3,999	892	6.3
4,000-4,999	1137	8.1
5,000-5,999	1431	10.2
6,000-6,999	1335	9.5
7,000-7,999	1517	10.8
8,000-8,999	1548	10.9
10,000-14,999	2030	14.5
15,000-24,999	2411	17.3
25,000-49,999	932	6.7
50,000 or more	100	0.7
Total	13700	100.0

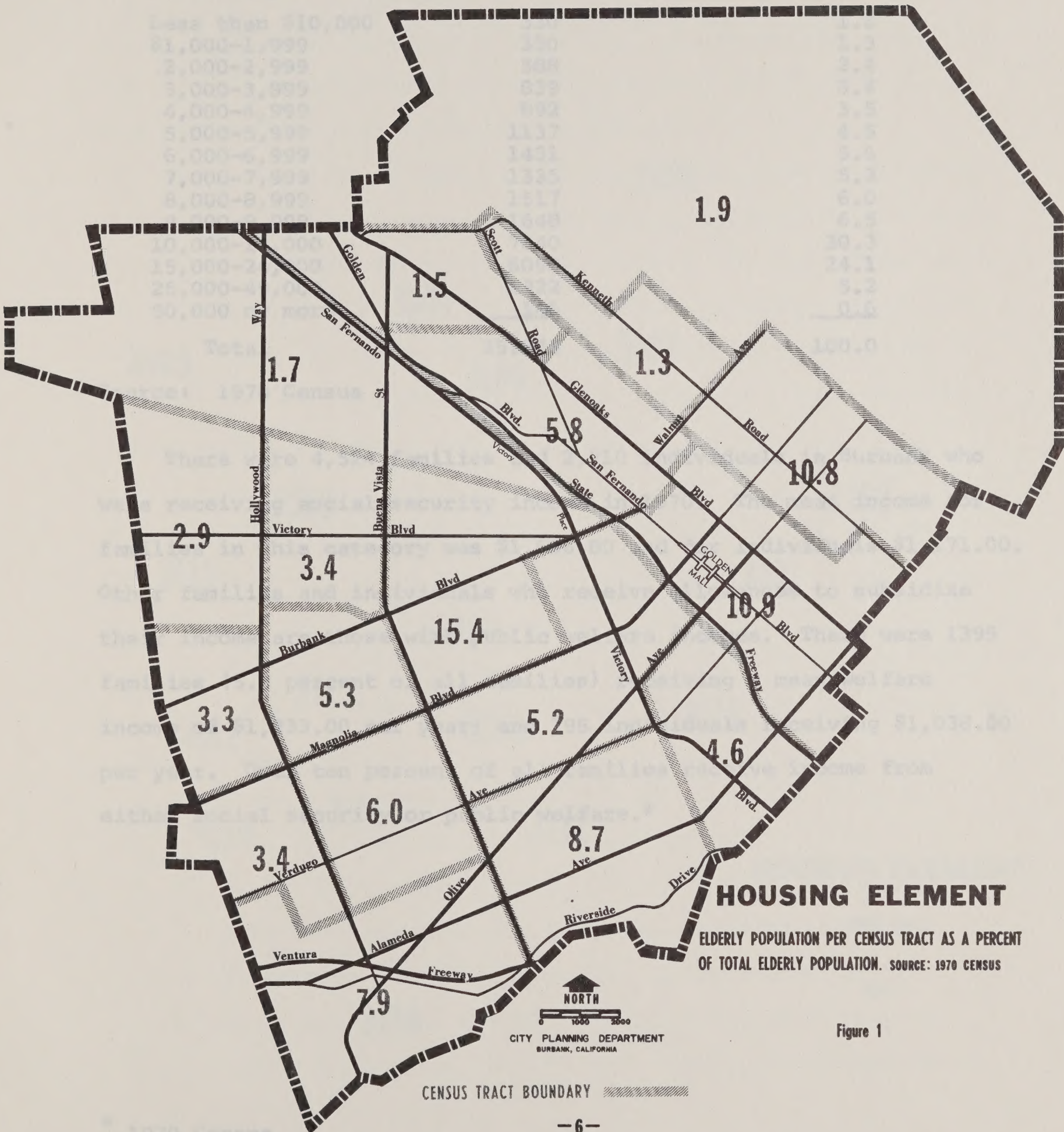


Table 4

FAMILY INCOME 1969

<u>Income</u>	<u>No. of Families</u>	<u>% of Total Families</u>
Less than \$10,000	330	1.3
\$1,000-1,999	330	1.3
2,000-2,999	588	2.4
3,000-3,999	839	3.4
4,000-4,999	892	3.5
5,000-5,999	1137	4.5
6,000-6,999	1431	5.6
7,000-7,999	1335	5.3
8,000-8,999	1517	6.0
9,000-9,999	1648	6.5
10,000-14,000	7640	30.3
15,000-24,000	6090	24.1
25,000-49,000	1322	5.2
50,000 or more	<u>146</u>	<u>0.6</u>
Total	25,245	100.0

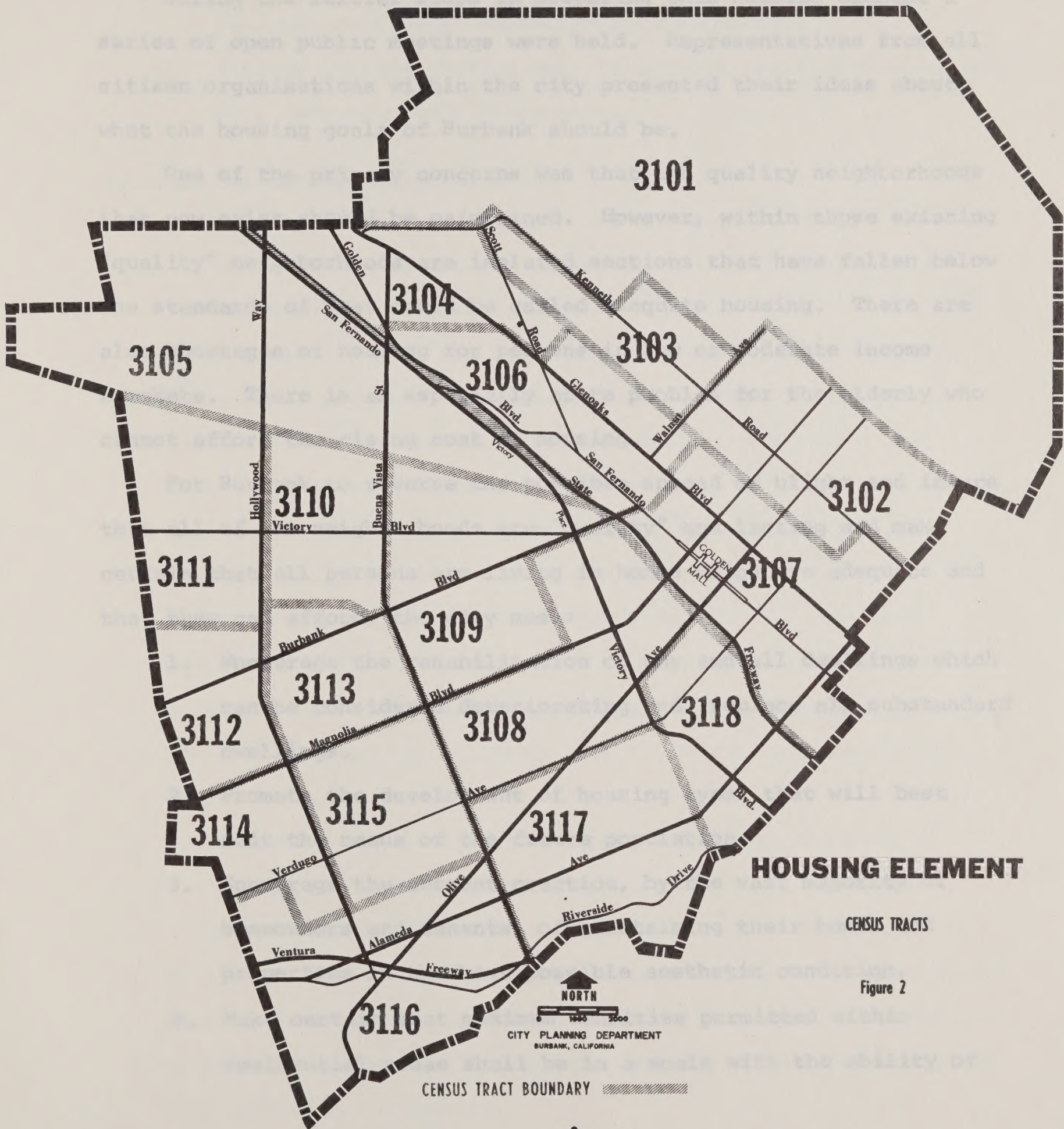
Source: 1970 Census

There were 4,524 families and 2,710 individuals in Burbank who were receiving social security income in 1970. The mean income for families in this category was \$1,696.00 and for individuals \$1,171.00. Other families and individuals who receive allowances to subsidize their income are those with public welfare incomes. There were 1395 families (5.5 percent of all families) receiving a mean welfare income of \$1,233.00 per year; and 795 individuals receiving \$1,038.00 per year. Over ten percent of all families receive income from either social security or public welfare.*

* 1970 Census

During the initial stage of planning, a series of open public meetings were held. Representatives from all citizen organizations in the city presented their ideas about what the housing goal for Burbank should be.

One of the primary concerns was the need for quality neighborhoods. However, within those existing



HOUSING GOALS

During the initial steps in preparing this housing element a series of open public meetings were held. Representatives from all citizen organizations within the city presented their ideas about what the housing goals of Burbank should be.

One of the primary concerns was that the quality neighborhoods that now exist should be maintained. However, within those existing "quality" neighborhoods are isolated sections that have fallen below the standards of what could be called adequate housing. There are also shortages of housing for persons in low or moderate income brackets. There is an especially acute problem for the elderly who cannot afford the rising cost of housing.

For Burbank to reverse the possible spread of blight and insure that all of its neighborhoods are "quality" and lasting and make certain that all persons are living in homes which are adequate and that they can afford, the city must:

1. Encourage the rehabilitation of any and all dwellings which can be considered deteriorating and, replace all substandard dwellings.
2. Promote the development of housing types that will best suit the needs of the future population.
3. Encourage the current practice, by the vast majority of homeowners and tenants, of maintaining their homes and properties in the best possible aesthetic condition.
4. Make certain that maximum densities permitted within residential areas shall be in a scale with the ability of

the city to provide the necessary services including utilities, street capacities, and outdoor space for recreation to create a balanced living environment.

5. Provide quality housing for all persons regardless of income, age, race or ethnic background.

Policies Related to Achieving Goals

1. Encourage the rehabilitation of any and all dwellings which can be considered deteriorating; and, replace all substandard dwellings.

To achieve this goal the city must establish a concerted code enforcement program. Ordinances should be continually reviewed and upgraded to encourage the best possible structural and environmental conditions in all housing.

2. Promote the development of housing types that will best suit the needs of the future population.

To achieve this goal, an information bank of all pertinent population and housing data must be maintained and continually updated. This information will be used to examine the housing needs of all population groups and formulate programs to meet those needs.

3. Encourage the current practice, by the vast majority of homeowners and tenants, of maintaining their homes and properties in the best possible aesthetic condition.

To achieve this goal the city must provide the necessary leadership in providing top quality public facilities. It should also maintain its present level of services and expand services whenever necessary or lacking.

4. Make certain that maximum densities permitted within residential areas shall be in a scale with the ability of the city to provide the necessary services including utilities, street capacities, and outdoor space for recreation to create a balanced living environment.

To achieve this goal the city must continue to scrutinize all development proposals and provide for only those developments which fall with the city's ability to adequately serve them.

Each development should conform to the city's open space needs and program as described in the Open Space and Conservation Elements of the General Plan.

5. Provide quality housing for all persons regardless of income, age, race, or ethnic background.

To achieve this goal the city must encourage, through the zoning and building ordinances, innovation in development and construction techniques. It should encourage the use of subsidized housing by non-profit sponsors and private developers.

SUMMARY OF HOUSING PROBLEMS

The following is a summary of housing problems as they now exist in Burbank. Although the city has many top quality residential neighborhoods with residents who have a median family income greater than that of Los Angeles County, there are still housing needs.

The median home value is \$28,000, which would require a prospective buyer to have an annual income of \$11,200. In 1970, over 10,000 families or 39.8 percent of all families, had an income of less than \$10,000 annually. Over sixteen percent had incomes of less than \$6,000. According to federal guidelines, established by the Department of Housing and Urban Development, a family should not have to pay more than two and one-half times its annual income to purchase a home, or, twenty-five percent of its monthly income to rent a dwelling unit. Approximately 4116 families earning less than \$6,000 in 1970, did not have a monthly income high enough to rent a dwelling unit at the median citywide rent of \$124.00. Assuming that those families could afford a home two and one-half times their annual salary, they would pay a maximum of \$15,000. There were only 355 homes valued at less than \$15,000 in 1970, or 2.13 percent of all single family dwellings. There was one dwelling in that category that was specified vacant for sale. The median price asked for homes vacant for sale was \$29,700.*

With a considerable and growing population of elderly persons, there will be a more pronounced need for housing in the future that will meet their specific requirements. Over 55 percent of persons sixty years old or over have incomes of less than \$3,000 per year.*

*1970 Census

The need for homes in a low or moderate price or rent range is evident. The programs must now be established to meet the needs of the present and future.

Table 5 SPECIFIED HOMES VACANT FOR SALE

<u>Amount Asked</u>	<u>No.</u>
Less than \$5,000	1
\$5,000-\$9,999	-
\$10,000-\$14,999	-
\$15,000-\$19,999	8
\$20,000-\$24,999	9
\$25,000-\$34,999	21
\$35,000-\$49,999	9
\$50,000 or more	8
Total	56

Source: 1970 Census

Table 6 NUMBER OF HOMES BY VALUE

<u>Value</u>	<u>No.</u>	<u>% of Total</u>
Less than \$5,000	11	0.06
\$5,000-\$7,499	12	0.07
\$7,500-\$9,999	29	0.17
\$10,000-\$12,599	106	0.64
\$12,500-\$14,999	197	1.19
\$15,000-\$17,499	567	3.42
\$17,500-\$19,999	1348	8.13
\$20,000-\$24,999	5135	31.00
\$25,000-\$34,999	6570	39.66
\$35,000-\$49,999	2080	12.56
\$50,000 - or more	510	3.10
Total	16,565	100.0 %

Median Value - \$28,000

Source: 1970 Census

Housing construction has fallen off sharply since the early 1960's but this does not pose an especially acute problem for the majority of the population. The population has declined since 1960, and, if trends in family size and age composition continue, traditional housing needs (conventional wood-frame single-family homes) may not prevail. Special consideration groups, such as the elderly, or those with inadequate incomes (in many cases they are one in the same), have the most imposing shelter problems at present.

There is a problem in providing enough necessary new housing units in the future on the remaining vacant land suitable for housing construction for those who need it the most. A survey of vacant land within the city showed that there are approximately 400 acres of vacant residentially zoned property within the city that would be feasible to be used for housing construction. Most of the vacant land is separated into many isolated parcels throughout the city. The following table shows that there is a possibility of 2867 more single family housing units and 3005 more multiple units being built on currently available land zoned or designated for those purposes.

Table 7

VACANT RESIDENTIAL LAND BY ZONE

<u>Zone</u>	<u>Acres</u>	<u>Max. No. of Units</u>
R-1	362.1	2867
R-2	1.0	14
R-3	1.5	43
R-4	5.6	325
R-5	<u>30.1</u>	<u>2623</u>
Total	400.3	5872

Source: City Planning Department

Another factor that should be dealt with is that of deteriorating and substandard housing structures. Burbank is fortunate in that the great majority of its dwelling units are in very good structural condition. There are, however, a number of structures in separate areas that need to be rehabilitated or replaced. With such a minor number of inadequate dwellings it is important to deal with them before their blighting influence has the opportunity to spread; particularly in light of the age of the majority of the housing stock.

General environmental conditions that may have detrimental influences upon housing in Burbank should be analyzed for their impact in the future. Hollywood-Burbank Airport adversely affects a number of homes surrounding it. Although the city has attempted to deal with the problem through legislative actions, it is important that future cooperation be obtained from the federal government in controlling airport noise levels.

The blighting conditions that sometimes can be attributed to commercial or industrial districts that fringe on residential areas will be alleviated to a large extent in the future by existing redevelopment projects. However, isolated clashes between these differing land uses must be resolved. Non-residential districts should be developed and maintained in the best possible aesthetic condition.

Family	2,221	1,781	457	4,459
Total	32,701	32,965	3263	68,929

Source: 1970 Census

Note: 1970 Census figures represented in Table 4 do not correspond to Burbank Building Department figures in Table 5 because of differences in data accumulation techniques.

HOUSING PROBLEMS ANALYSIS

The analysis of housing problems within Burbank includes a detailed study of housing within the city. Typically there are problems in the following areas of the entire housing spectrum: deterioration problems which exist in the current housing inventory; the costs of buying or renting a home by those of moderate or low income; and the shortage of a variety of types of housing for specific groups such as the elderly or those with low incomes.

Inventory of Existing Housing

Burbank has a total of 35,966 housing units. Of that total 62.2 percent are in one-unit structures, indicating that a sizable portion of the city is being devoted to single family homes. The housing stock has had a net increase of 3265 units since 1960, with the vast majority being multiple family units (5794 new multiple units not including demolitions). Total housing units include 21,179 single family units, 13,787 multiple-family units (37.8%), and 454 mobile homes or trailers (not included in table below).

Table 8

HOUSING INVENTORY BREAKDOWN AND CHANGE 1960-1970

<u>Housing Type</u>	<u>1960</u>	<u>1970</u>	<u>Change</u>	<u>% Change</u>
Single Family	24,708	22,179	2529	-10.2%
Multiple Family	<u>7,993</u>	<u>13,787</u>	<u>+5794</u>	<u>+72.5%</u>
Total	32,701	35,966	3265	+ 9.9%

Source: 1970 Census

Note: 1970 Census figures represented in Table 8 do not correlate to Burbank Building Department figures in Table 9 because of differences in data accumulation techniques.

A significant occurrence during this period was the decline in single-family homes with a large increase in multiple-family units.

The increase in the housing unit inventory since 1960 represents a 9.9 percent climb or about 326 new units per year. The peak growth year was 1963 when 1883 multiple units were constructed and thirty-seven single-family units. The following table shows the building permit and demolition activity since 1960.

Table 9 BUILDING PERMIT ACTIVITY 1960-1972

<u>Year</u>	<u>Permits Issued</u>		<u>Total Units</u>	<u>Demolitions</u>	<u>Balance of units added to housing stock</u>
	<u>S/F</u>	<u>M/F</u>			
1960	62	414	476	84	392
1961	55	675	730	57	673
1962	39	749	788	139	649
1963	37	1846	1883	146	1737
1964	35	715	750	71	679
1965	36	243	279	66	213
1966	21	98	119	48	71
1967	37	176	213	67	146
1968	34	180	214	64	150
1969	50	96	146	50	96
1970	90	39	129	52	77
1971	43	45	88	47	41
(Aug) 1972	<u>82</u>	<u>91</u>	<u>173</u>	<u>15</u>	<u>158</u>
Total:	621	5367	5988	906	5082

Source: City of Burbank Building Department

With multiple family construction accounting for the vast majority in new housing construction, new single family dwellings represented only 11.5 percent of all residential construction during the twelve year period.

Although single family dwelling units are still the primary housing type in Burbank it is evident that multiple units may in the near future become dominant.

Fig. 3 SINGLE FAMILY PERMIT ACTIVITY 1960-1972

No.
Permits

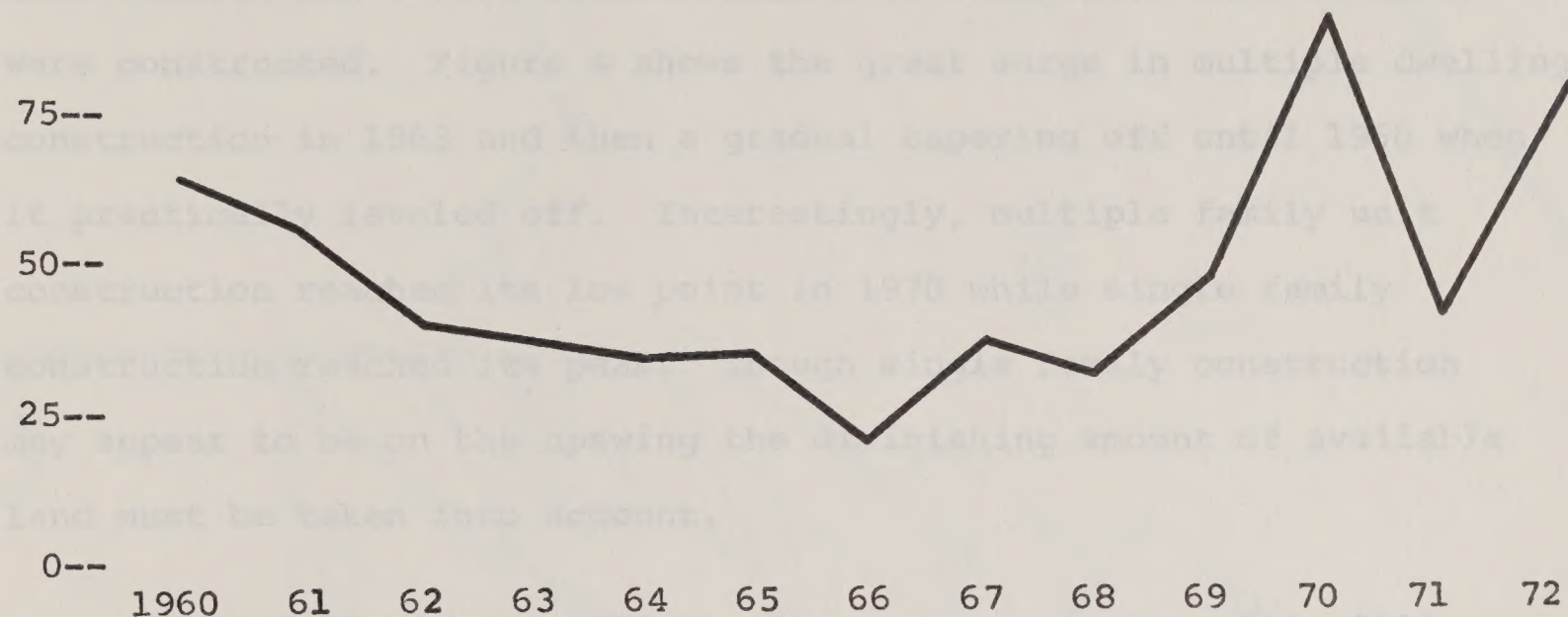
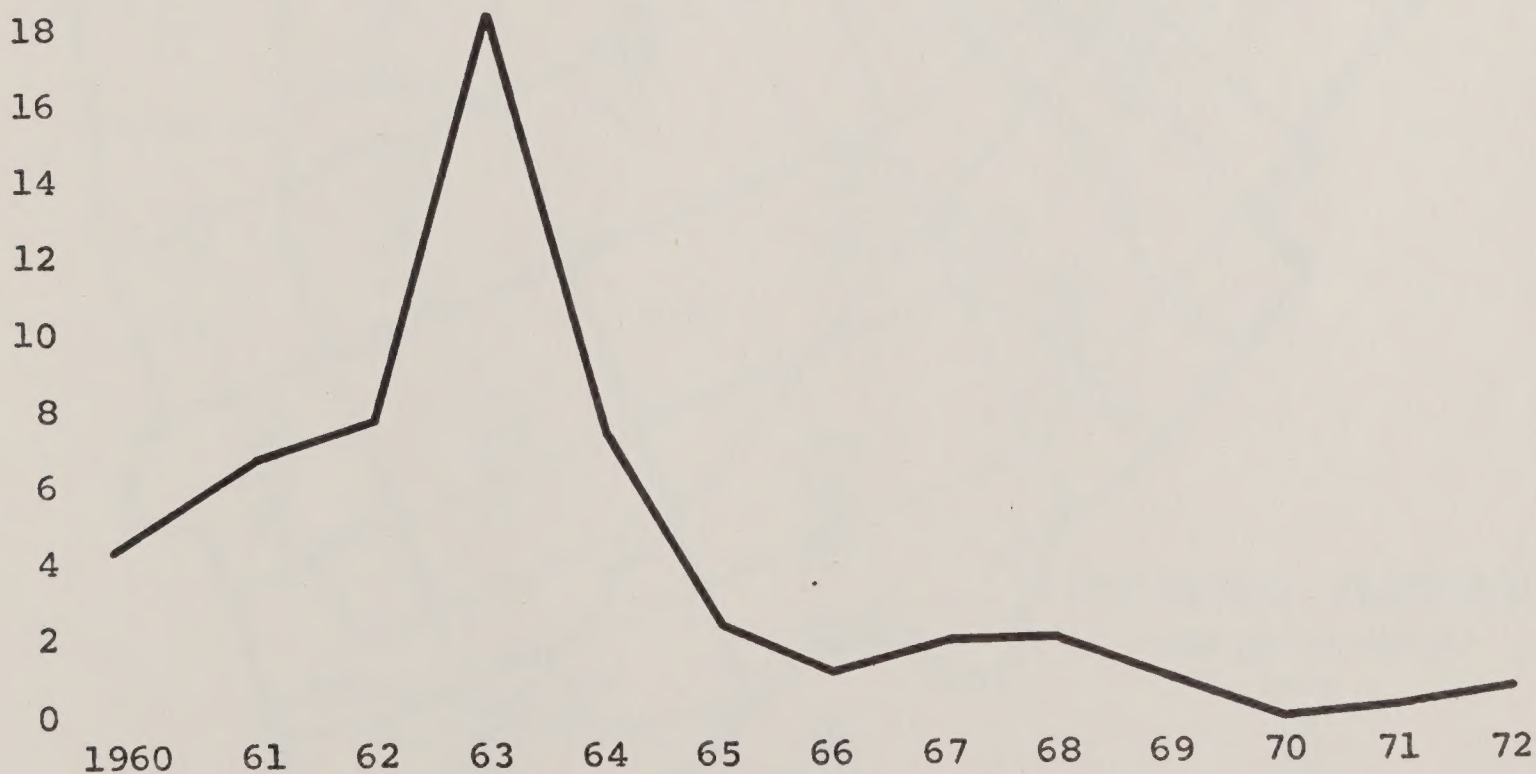


Fig. 4 MULTIPLE FAMILY PERMIT ACTIVITY 1960-1972

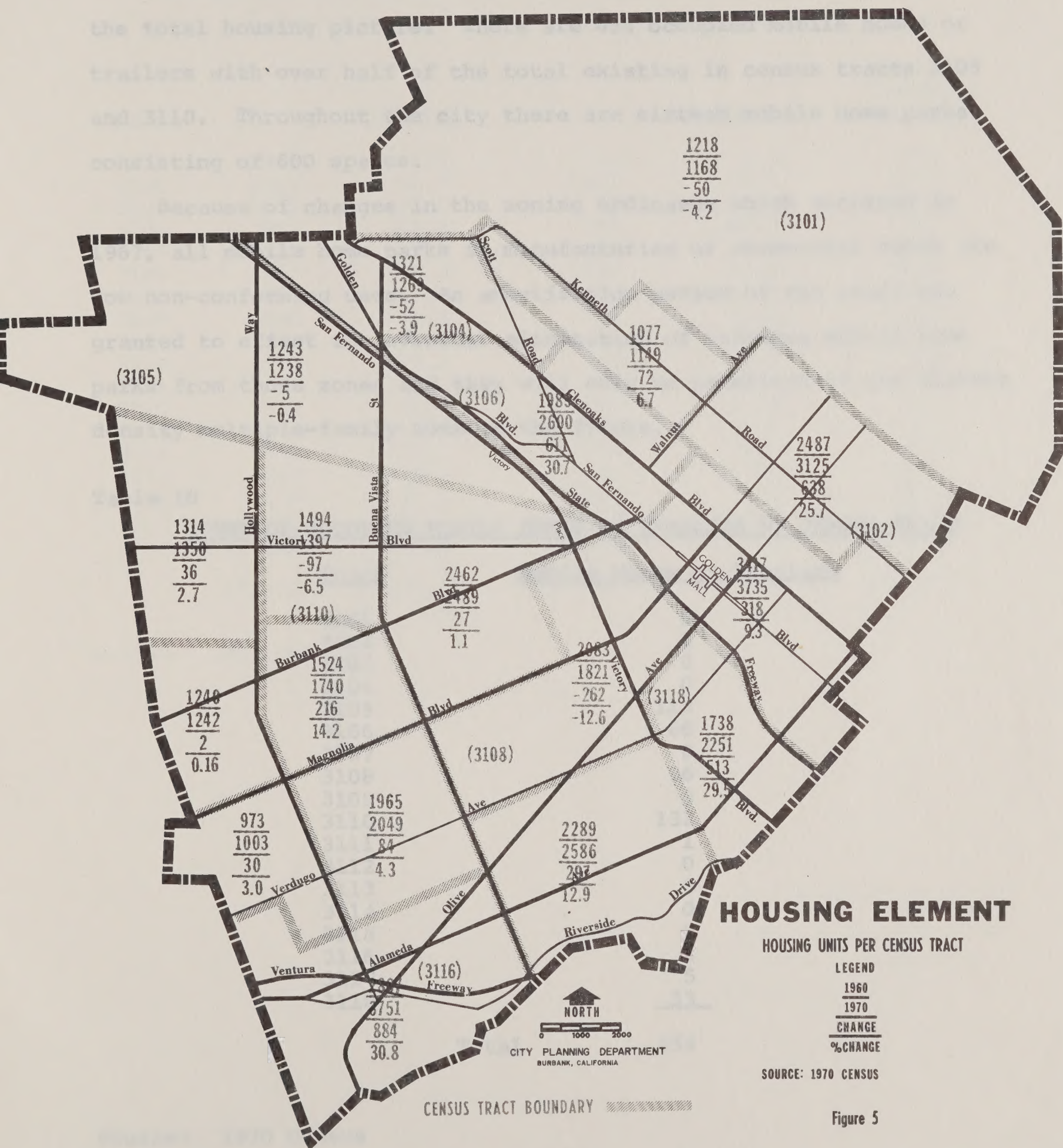
No.
Permits (00)



Figures 3 and 4 on the preceeding page illustrate the building permit activity since 1960. Figure 3 shows that single family construction has varied little since 1960 until 1970 when 90 homes were constructed. Figure 4 shows the great surge in multiple dwelling construction in 1963 and then a gradual tapering off until 1966 when it practically leveled off. Interestingly, multiple family unit construction reached its low point in 1970 while single family construction reached its peak. Though single family construction may appear to be on the upswing the diminishing amount of available land must be taken into account.

As the following map illustrates, census tracts, 3102, 3106, 3116, and 3118 experienced the most dwelling unit increase since 1960. Census tracts 3101, 3104, 3105, 3108 and 3110 had a net loss in total units during the same period.





Mobile Homes and Trailers

Burbank has a very low number of mobile homes as compared with the total housing picture. There are 454 occupied mobile homes or trailers with over half of the total existing in census tracts 3105 and 3110. Throughout the city there are sixteen mobile home parks consisting of 600 spaces.

Because of changes in the zoning ordinance which occurred in 1967, all mobile home parks in manufacturing or commercial zones are now non-conforming uses. An amortization period of ten years was granted to effect the eventual elimination of existing mobile home parks from those zones and they will only be permitted in the highest density multiple-family zone in the future.

Table 10

COUNT OF OCCUPIED MOBILE HOMES OR TRAILERS BY CENSUS TRACT

<u>Tract</u>	<u>Mobile Homes or Trailers</u>
3101	0
3102	2
3103	0
3104	0
3105	113
3106	66
3107	0
3108	96
3109	0
3110	132
3111	1
3112	0
3113	3
3114	0
3115	0
3116	3
3117	5
3118	<u>33</u>
Total	454

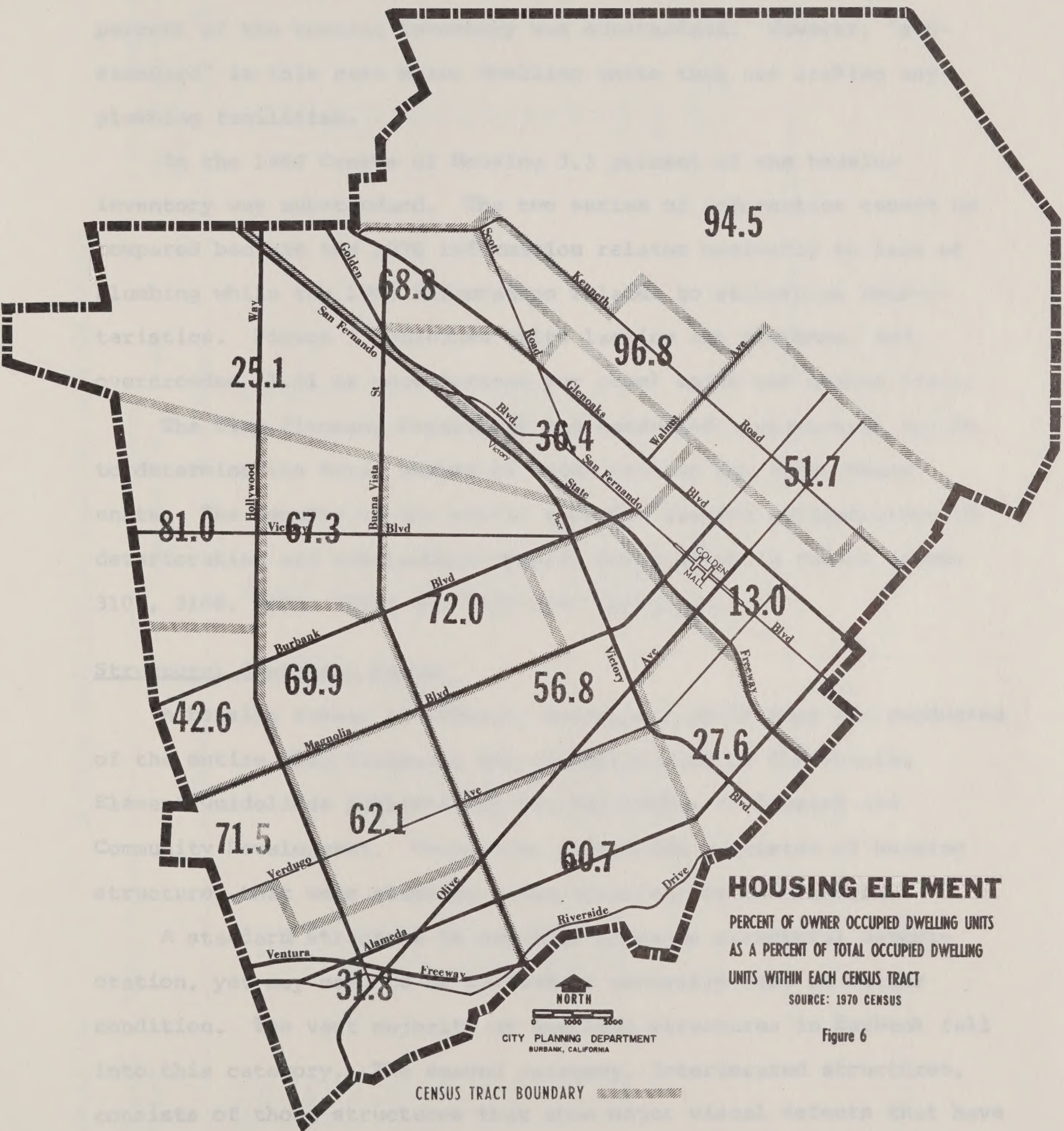
Source: 1970 Census

Table 11

COUNT OF OCCUPIED HOUSING UNITS BY CENSUS TRACT BY TYPE

OWNER OCCUPIED			RENTER OCCUPIED		Total Occupied Units
<u>Tract</u>		<u>% Total</u>		<u>% Total</u>	
3101	1095	94.5	64	5.5	1159
3102	1565	51.7	1461	48.3	3026
3103	1102	96.8	36	3.2	1138
3104	862	68.8	390	31.2	1252
3105	270	25.1	805	74.9	1075
3106	904	36.4	1580	63.6	2484
3107	456	13.0	3077	87.0	3533
3108	990	56.8	756	43.2	1746
3109	1748	72.0	694	28.0	2442
3110	935	67.3	455	32.7	1390
3111	1073	81.0	252	19.0	1325
3112	757	42.6	1020	57.4	1777
3113	1195	69.9	515	30.1	1710
3114	694	71.5	277	28.5	971
3115	1247	62.1	763	37.9	2010
3116	1129	31.8	2423	68.2	3552
3117	1472	60.7	957	39.3	2429
3118	<u>592</u>	<u>27.6</u>	<u>1556</u>	<u>72.4</u>	<u>2148</u>
	18,086	51.5	17,081		35,167

Source: 1970 Census



Quality of the Housing Inventory

The 1970 Census of Housing indicated that approximately 1.6 percent of the housing inventory was substandard. However, "substandard" in this case means dwelling units that are lacking any plumbing facilities.

In the 1960 Census of Housing 3.3 percent of the housing inventory was substandard. The two series of information cannot be compared because the 1970 information relates basically to lack of plumbing while the 1960 information relates to structural characteristics. Figure 7 indicates units lacking any plumbing, and, overcrowded (1.01 or more persons per room) units per census tract.

The City Planning Department has conducted a structural survey to determine the total number of deteriorating and substandard units. The results of the survey show the largest concentration of deteriorating and substandard housing units exist in census tracts 3107, 3108, 3109, 3115, and 3118 (see Table 12).

Structural Condition Survey

A housing survey of exterior structural conditions was conducted of the entire city following the recommendation of the Housing Element Guidelines published by the Department of Housing and Community Development. Evaluation categories consisted of housing structures that were standard, deteriorating, or substandard.

A standard structure is one that shows no structural deterioration, yet may need to be painted or generally kept in better condition. The vast majority of dwelling structures in Burbank fall into this category. The second category, deteriorated structures, consists of those structures that show major visual defects that have

Table 12a

HOUSING UNITS LACKING PLUMBING OR OVERCROWDED

Census Tract	Total Units	Total Units Lacking Any Plumbing Facilities		1.01 or more persons per room w/all facilities		
		% of Total	% of Tract	% of Tract	% of Tract	
3101	1168	3.25	43	3.08	27	2.13
3102	3125	8.69	105	3.36	77	2.46
3103	1149	3.20	73	6.35	27	2.35
3104	1269	3.53	22	1.73	50	3.94
3105	1238	3.44	44	3.55	138	11.15
3106	2600	7.23	59	2.27	123	4.73
3107	3735	10.39	151	4.04	192	5.14
3108	1819	5.06	55	3.02	82	4.51
3109	2489	6.92	11	0.44	125	5.02
3110	1397	3.88	7	0.50	78	5.58
3111	1350	3.75	4	0.30	58	4.30
3112	1242	3.45	0	0.00	52	4.19
3113	1740	4.84	11	0.63	54	5.38
3114	1003	2.79	3	0.30	28	2.79
3115	2049	5.70	26	1.27	86	4.20
3116	3751	10.43	14	0.37	88	2.35
3117	2586	7.19	12	0.46	77	2.98
3118	<u>2251</u>	<u>6.26</u>	<u>32</u>	<u>1.42</u>	<u>218</u>	<u>9.68</u>
	35961	100.00	672		1580	
			<u>% of Total</u> 1.87		<u>% of Total</u> 4.39	

Of 35,959 total 2252 units, or 6.62%, are either lacking some plumbing facility or are overcrowded.

Source: 1970 Census

either exterior decay and, or, other structural deterioration. The final condition type are those structures that are substandard. These are structures generally unfit for habitation.

Of approximately 932 dwelling structures in the city, only 36 were determined to be deteriorated and 112 were considered substandard. Areas with the most deteriorated structures are in the

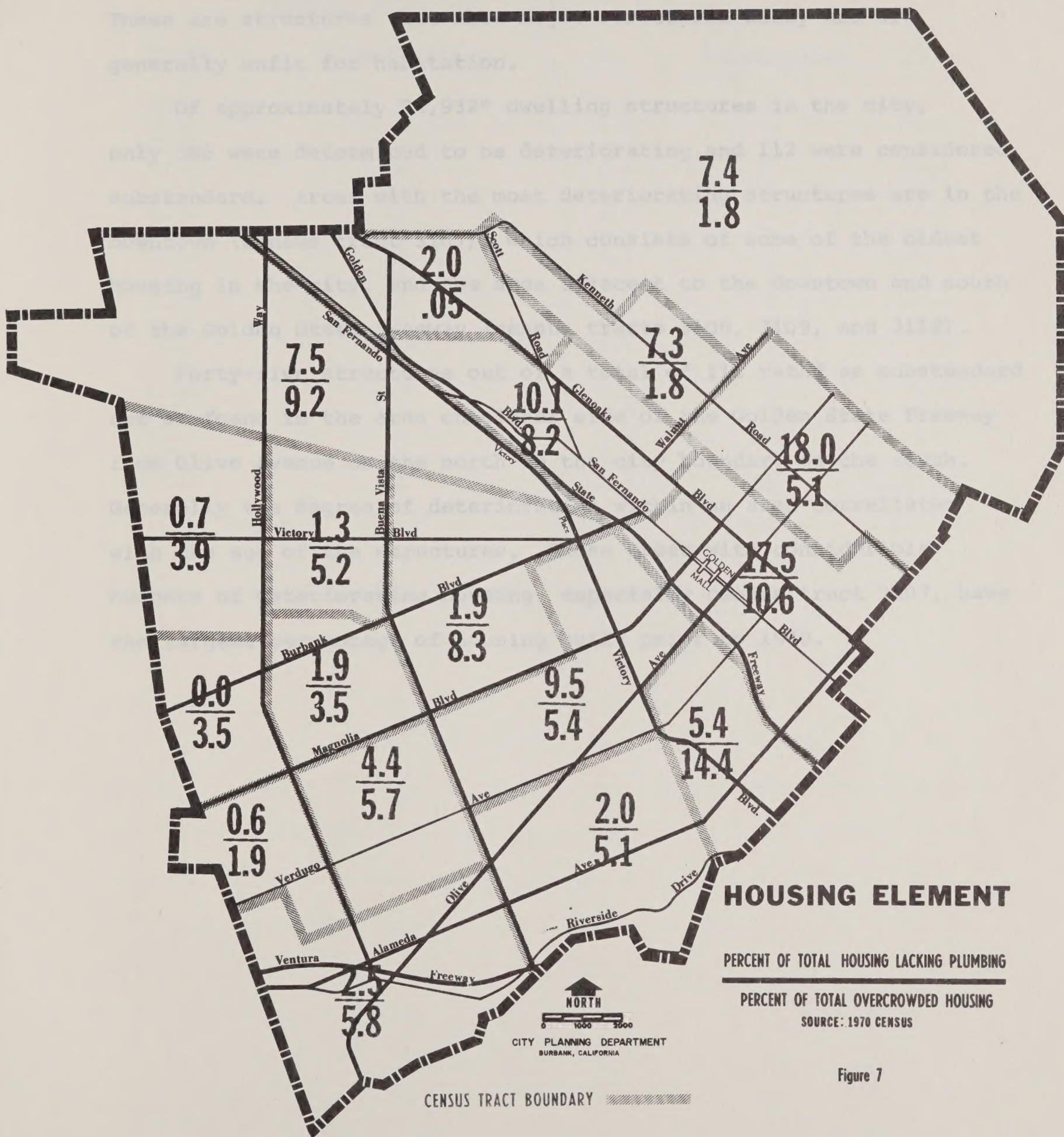


Figure 7

either exterior decay and, or, minor structural deterioration. The final conditional type are those structures that are substandard. These are structures that show major structural decay and are generally unfit for habitation.

Of approximately 24,932* dwelling structures in the city, only 386 were determined to be deteriorating and 112 were considered substandard. Areas with the most deteriorating structures are in the downtown (census tract 3107), which consists of some of the oldest housing in the city, and the area adjacent to the downtown and south of the Golden State freeway (census tracts 3108, 3109, and 3118).

Forty-five structures out of a total of 112 rated as substandard can be found in the area on either side of the Golden State Freeway from Olive Avenue on the north to the city boundary on the south. Generally the degree of deterioration within an area correlates with the age of the structures. Those areas with considerable numbers of deteriorating housing, especially census tract 3107, have the largest percentage of housing built prior to 1940.

*Planning Department estimate based on 1970 Census figures

Table 12

HOUSING STRUCTURE CONDITION BY CENSUS TRACT

<u>Tract</u>	<u>Deteriorating</u>	<u>%</u>	<u>Substandard</u>	<u>%</u>
3101	2	0.5	0	----
3102	9	2.3	0	----
3103	0	----	0	----
3104	10	2.6	22	19.6
3105	18	4.6	7	6.3
3106	11	2.8	7	6.3
3107	35	9.1	25	22.2
3108	35	9.1	10	8.9
3109	54	14.1	6	5.4
3110	19	5.0	0	----
3111	18	4.6	2	1.8
3112	20	5.1	2	1.8
3113	20	5.1	0	----
3114	9	2.3	1	0.9
3115	38	9.9	3	2.7
3116	28	7.3	3	2.7
3117	12	3.2	4	3.6
3118	<u>48</u>	<u>12.4</u>	<u>20</u>	<u>17.8</u>
Total	386	100.0%	112	100.0%

Source: City of Burbank Planning Department Survey

Age of the Housing Stock

Over sixty percent of the dwelling units in Burbank were built prior to 1950. Generally, the age of a housing stock can be an indicator of its quality. More substandard structures will be apparent and a higher degree of rehabilitation will be necessary in the case of older housing. However, census data and surveys indicate that most units are very well maintained despite their age except for the downtown area.

The downtown dwelling units, particularly in census tract 3107, represent 14.1 percent of all housing over thirty years old. The same area also has the greatest percentage of substandard dwelling structures in the city, 27.1 percent. However, the correlation between old housing and deteriorating or substandard housing differs for census tract 3102, which has only 2.3 percent of the deteriorating housing structures, and no substandard structures, yet has the greatest percentage of older units, 15.7 percent, of any census tract. See Figures 7 and 8, and Table 12 for a comparison of age characteristics and structural conditions.

Although the housing stock has been maintained at a very high level, the age factor can be seen to be a blighting force, one that will become more apparent in the future. With 60.8 percent of the housing stock having been built prior to 1950, the potential for obsolescence in the future will be substantial.

Table 13

Year Structures Built

1969 to March 1970

1965 to 1968

1960 to 1964

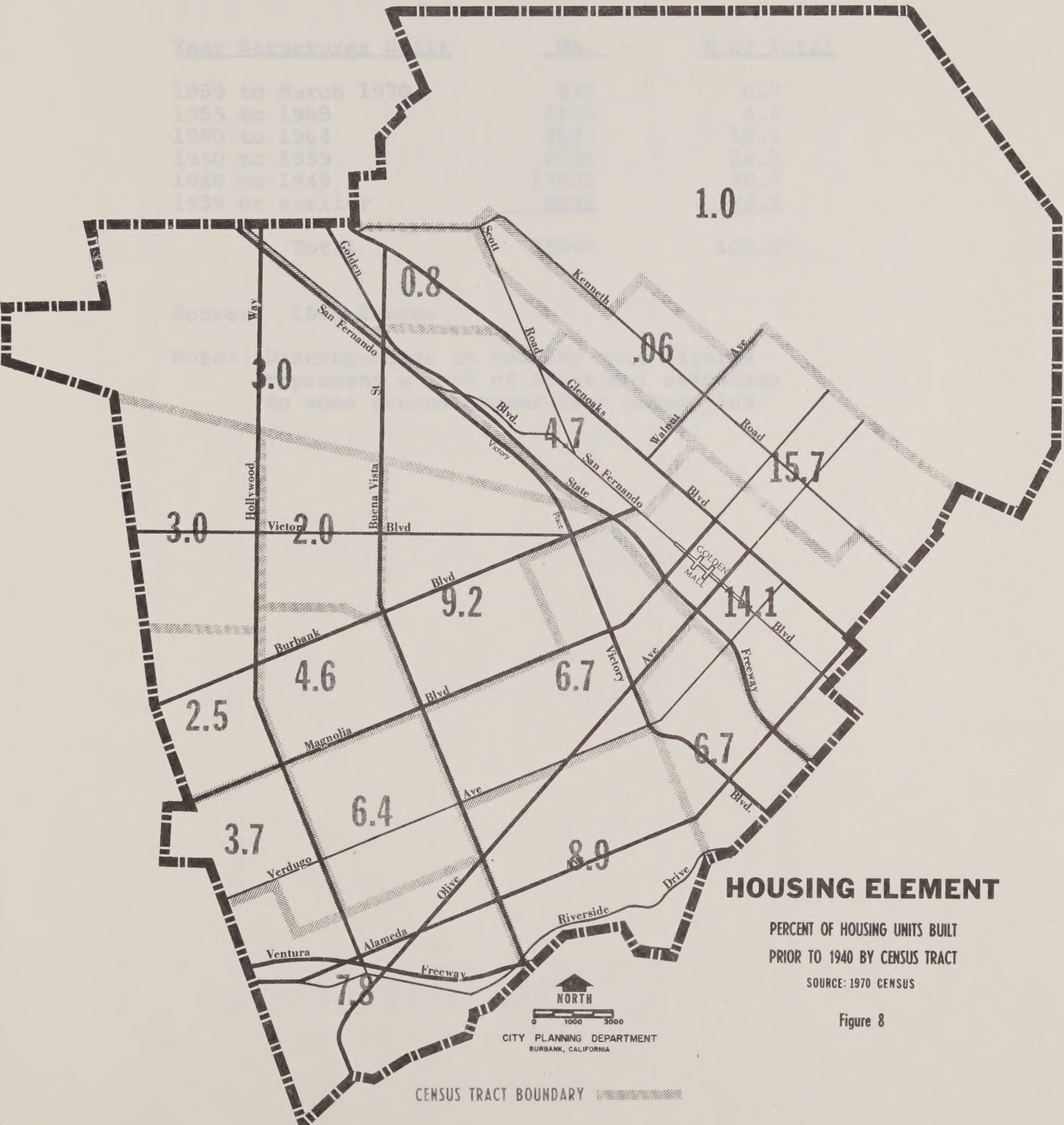
1950 to 1959

1940 to 1949

1939 or earlier

Source

Notes



HOUSING ELEMENT

PERCENT OF HOUSING UNITS BUILT
PRIOR TO 1940 BY CENSUS TRACT

SOURCE: 1970 CENSUS

Figure 8

CENSUS TRACT BOUNDARY

Table 13

HOUSING AGE

<u>Year Structures Built</u>	<u>No.</u>	<u>% of Total</u>
1969 to March 1970	235	0.7
1965 to 1968	1585	4.4
1960 to 1964	3627	10.1
1950 to 1959	8626	24.0
1940 to 1949	13800	38.3
1939 or earlier	<u>8093</u>	<u>22.5</u>
Total	35966	100.0%

Source: 1970 Census

Note: Discrepancies in housing unit figures represent a lack of identical responses to some census enumeration categories.

Table 14

HOUSING UNIT CONSTRUCTION BY YEARS BY CENSUS TRACT

<u>Tract</u>	<u>1969 Mar. 1970</u>	<u>1965 1968</u>	<u>1960 1964</u>	<u>1950 1959</u>	<u>1940 1949</u>	<u>1939 or earlier</u>	<u>Total Yr. Rd. Units</u>
3101	12	40	85	863	120	79	1199
3102	25	190	480	452	705	1263	3115
3103	--	--	14	1053	42	5	1114
3104	7	--	10	431	740	66	1254
3105	--	40	128	387	449	242	1246
3106	11	144	495	670	908	379	2607
3107	35	275	774	680	799	1137	3700
3108	5	10	63	351	844	537	1810
3109	--	14	32	276	1426	741	2489
3110	--	24	87	333	798	155	1397
3111	--	11	5	132	967	235	1350
3112	--	14	23	292	716	197	1242
3113	--	12	64	347	952	365	1740
3114	44	--	18	142	554	298	1056
3115	--	17	62	389	1058	510	2036
3116	38	432	757	773	1074	627	3701
3117	12	267	122	507	964	717	2589
3118	46	95	408	548	654	540	2291
Total	235	1585	3627	8626	13770	8093	35936

Source: 1970 Census

Vacancy

The vacancy rate for single unit structures in 1970 was 1.6 percent, or 347 dwellings. Of those dwellings, fifty-six were vacant for sale. There were 883 multiple dwelling units vacant in 1970 for a vacancy rate of 5.1 percent. The total number of vacant units during that period, 1230, comprised a vacancy rate of 3.4 percent for all units. This compares with a vacancy rate in 1960 for all units of 2.6 percent. The most recent Building Department figures show that multiple dwelling units reached a vacancy rate of 7.1 percent during April, 1972. Thus, from the preceeding data it is easy to see the increase in housing vacancies during the last decade and particularly multiple units between 1970 and 1972. Possible reasons for the increase may be over-construction of multiple housing units along with the decrease in population.

Vacancies vary greatly by census tract and housing type throughout the city. Most vacant multiple units, 18.7 percent of the total, are found in census tract 3107, which is in the downtown area. An almost equal number of vacancies occurs in census tract 3116 with 18.6 percent. The remainder of vacant units is more closely balanced throughout the city.

The number of vacant units for sale, presumably most which are single family units, is not appreciable with less than ten vacancies in any tract. Census tracts 3107, 3116, and 3117 had the largest number of units vacant for rent in 1970.

Table 15

VACANCY BY CENSUS TRACT

<u>Tract</u>	<u>Vacant for Rent</u>	<u>Vacant for Sale</u>
3101	2	4
3102	58	9
3103	0	4
3104	2	1
3105	50	1
3106	96	3
3107	165	1
3108	53	0
3109	25	4
3110	2	1
3111	17	1
3112	10	1
3113	12	4
3114	13	5
3115	16	6
3116	164	4
3117	111	6
3118	<u>83</u>	<u>1</u>
Total	879	56

Source: 1970 Census

Trends in the Cost of Housing

As anyone who is paying for or renting a home knows, the costs of housing have been increasing steadily since 1960. Home values have increased from an average of \$17,000 in 1960 to \$28,000 in 1970, an increase of 39.3 percent. Average rent has increased from \$87 per month to \$120, or 27.4 percent during the same period. The cost has increased at a slower rate for tenants than for homeowners.

Factors which have led to the increase in housing costs are rising land costs, mortgage interest rate increases, property tax increases, and the inflating costs of construction labor and materials.

Cost of Land

In Burbank the availability of land for residential development is almost exhausted. Other than a few isolated properties the only new residential construction will occur on land replacing existing obsolete housing. Besides the unavailability of prime residential land, land costs have been increasing thus pushing total housing costs higher.

Table 16

ESTIMATED LAND COST IN RESIDENTIAL ZONES

<u>Zone</u>	<u>Cost per Square Foot</u>	<u>Cost per Unit for Typical Lot</u>
R-1	2.00	\$13,500
R-2	2.25	7,593
R-3	2.50	3,375
R-4	3.25	2,193
R-5	4.25	2,050

Source: City of Burbank Planning Department

Mortgage Interest Rates

The cost of financing a development or a single housing unit can often be the crucial factor that a developer or homebuyer must contend with. Mortgage rates have been spiraling upward for the past ten years, substantially increasing housing costs for both owners and renters. Although interest rates have been increasing over a long range span they have fluctuated sufficiently on a year to year basis to allow expanded building activity as the demand has changed.

Property Taxes

One of the most discussed costs of housing is the property tax. While Burbank has one of the lowest tax rates in all of Southern California, it has been unable to escape from the rising costs of providing vital services to its residents, thus, taxes have been increasing. Between 1968 and 1972 taxes have increased approximately 21.7 percent. As an example, a single family home with a market value of \$28,000 (average home value in Burbank) paid about \$573 in property taxes in 1968 and about \$731 in 1972, or about a 21.7 percent increase. If costs in providing city services continue to rise in the future, then it can probably be assumed that taxes will increase to meet those costs. Therefore, while present trends in rising costs continue nationwide, taxes will continue to rise locally.

Table 17

CITY PROPERTY TAX RATES 1968-1972

<u>Year</u>	<u>Rate</u>	<u>Approx. Tax on Home of \$28,000 Market Value</u>	<u>% of Change</u>
1960	6.7814	\$475	--
1968	8.1822	573	17.1
1969	8.7648	614	6.7
1970	10.1339	709	13.4
1971	10.5936	742	4.5
1972	10.4421	731	-1.5

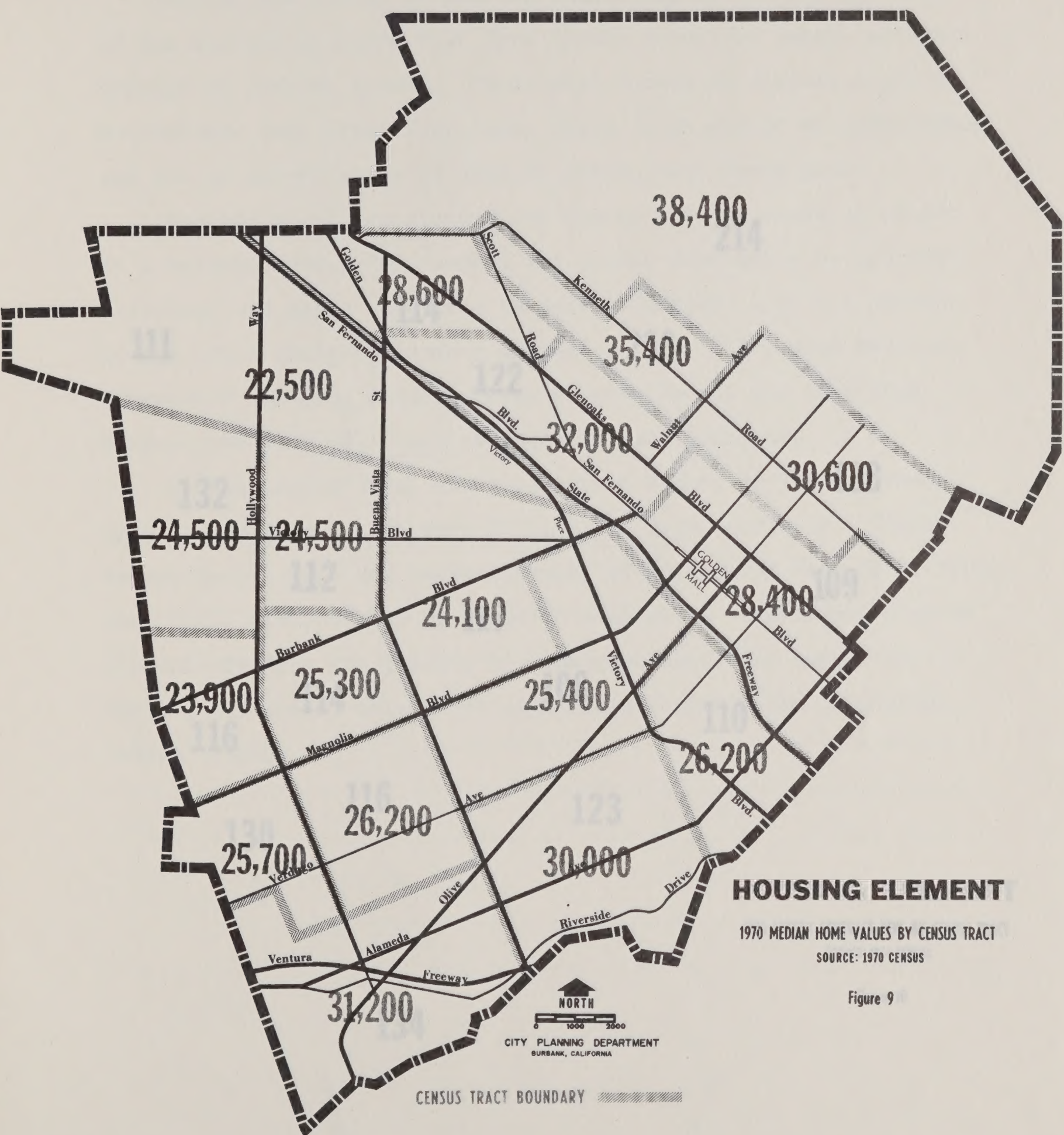
Source: Los Angeles County Tax Collector

Construction Costs

One of the most important aspects of the total housing cost picture is construction. Labor and materials costs are rising continuously in an inflationary atmosphere of over five percent annually. Solutions to the problem may be innovations in construction practices, i.e., the advent of factory-built or modular housing; and in a review of local ordinances. However, the upward trend in construction costs does not show signs of leveling off in the near future.

From the above picture of rising costs it can be seen that Burbank residents will have to continue paying more in the future for the homes they are living in today.

The following maps (figures 9 and 10) indicate the value of owner occupied dwellings and the median monthly rent for rental units by census tract in 1970.



The Neighborhood Environment

During the survey of housing conditions, an account was made of the numbers of yards that were either unkept or unkept with the storage of junk or refuse. Yards that showed no visible signs of maintenance were rated fair; and, those which showed no maintenance and had an accumulation of junk or refuse were rated poor.

Conditions as described above can be a major cause of blight in a neighborhood. One hundred and thirty-four homes or apartment buildings had yards that were in fair condition, only 0.5 percent of the total estimated number of yards. Only fifty-nine dwelling structures had poor yards. These figures reveal the fact that Burbank has very well kept residential neighborhoods.

Census tracts which had the largest number of yards deemed to be in fair condition were 3102, 3105, 3109, and 3118. Those census tracts with the largest number of poor yards were 3108, 3109, and 3118. Although the presence of even a few deteriorating yards can detract from the quality of a neighborhood, the number of these yards was of only minor significance within the individual census tracts.

The neighborhood environment in Burbank is for the most part very good. The problem in the future will be to maintain that level of livability.

Table 18

YARD CONDITION

<u>Census Tract</u>	<u>Fair</u>	<u>Poor</u>
3101	0	0
3102	20	0
3103	0	0
3104	5	4
3105	13	5
3106	5	3
3107	9	3
3108	5	10
3109	13	12
3110	1	3
3111	8	0
3112	2	3
3113	8	1
3114	3	0
3115	9	2
3116	3	4
3117	8	2
3118	<u>15</u>	<u>7</u>
Total	127	59

Source: City of Burbank Planning Department

Other conditions that may cause blight in a neighborhood are the lack of, or, ill repair of public improvements, i.e., streets, sidewalks, streetlights, sewers, and city lots or buildings. Poor conditions among public improvements were almost non-existent in residential areas. Only a few unpaved alleys, or streets without sidewalks were detected and they did not appreciably affect the quality of the surrounding area.

The neighborhood environment in Burbank is for the most part very good. The problem in the future will be to maintain that level of livability.

OBSTACLES TO SOLVING THE HOUSING PROBLEMS

Economic

The most pressing problem facing Burbank in regards to housing is providing homes for the elderly and those with low incomes. To provide this type of housing it will be necessary to receive ample subsidies from the federal or state government. Because of the soaring costs of land and construction the private developer cannot build dwellings for low-income people economically. While a number of federal programs are available, their funding allowances are completely inadequate to meet the needs. Property taxes, if they continue to rise, can force people out of single-family homes, or discourage new development and rehabilitation of existing housing.

Political

While housing for low-income people is a necessity for the betterment of the entire community, the general voting populace may feel that it is unnecessary. The placement of housing for the elderly or other low-income persons may meet opposition from the local neighborhood. The possibility of discrimination (race, sex, family size, and economic) is an everpresent factor in meeting the housing needs of those being discriminated against.

Physical

Although more housing will be necessary in the future, the availability of vacant land in large quantities is minimal. However, the most important facet of expanding the housing resources in Burbank will not be to develop all remaining vacant land, but to achieve a balance between housing and the open space needs of the

community. The city is currently below the desirable amount of park space necessary for its population. Other vital public facilities should not be overburdened with excessive housing construction. Thus, while housing is needed in Burbank, it is needed for specific group's housing needs - not for the expansion of the population, the complete development of its land, or the expansion of the communities retail capability.

General Plan, the housing program should be established as a function to be administered by the city administration in conjunction with the citizens of the community.

The following are the programs which will eventually achieve the housing goals of Burbank:

1. The housing needs of low to moderate income families and individuals, particularly elderly persons, should have immediate attention. Suggested possible programs to solve these problems include: reducing costs of housing by construction innovation, property tax reform, and possible revisions to the zoning and subdivision ordinances; the use of subsidized housing or the construction of needed housing by the city.

Housing conditions should be continually monitored by the city's technical staff and a Citizen's Advisory Board to be established. The Citizen's Advisory Board should be representative of all social, economic, and age groups within the city. It should be involved in defining the future housing problems and possible methods of solution.

A HOUSING PLAN

The housing plan is to provide the guidelines by which the housing problems in Burbank can be resolved. This housing element is intended to be an action plan rather than only an informational outline. Thus, the plan provides a program to solve the short term problems and reach the long term goals.

After adoption of the Housing Element as an element of the General Plan, the housing program should be established as a function to be administered by the city administration in conjunction with the citizens of the community.

The following are the programs which will eventually achieve the housing goals of Burbank:

1. The housing needs of low to moderate income families and individuals, particularly elderly persons, should have immediate attention. Suggested possible programs to solve these problems include: reducing costs of housing by construction innovation, property tax reform, and possible revisions to the zoning and subdivision ordinances; the use of subsidized housing or the construction of needed housing by the city.

Housing conditions should be continually monitored by the city's technical staff and a Citizen's Advisory Board to be established. The Citizen's Advisory Board should be representative of all social, economic, and age groups within the city. It should be involved in defining the future housing problems and possible methods of solution.

Future studies should be made into the complete housing needs of individual distinct neighborhoods within the city.

Such studies would take into account all environmental conditions to include not only housing conditions but open space and public facilities as well.

To further establish communication with the community as to its housing needs the city should maintain open contact with individual citizens and private developers regarding needs and construction capabilities.

The city should maintain a complete housing data bank for reference by all those concerned.

2. The rehabilitation of deteriorating housing structures and the replacement of substandard dwellings should commence as soon as possible. During the initial implementation stage a code enforcement program should be begun. A federally assisted code enforcement program may not be necessary at this time because of the relatively small number of structures to be rehabilitated. However, more in depth study should be pursued regarding federal help for those who may need low interest rate rehabilitation loans.

The code enforcement program should be an on-going job to keep all housing in the city from deteriorating. This step is necessary to thwart any increase in deterioration or lack of maintenance due to the increasing age of the majority of the housing stock.

Dwelling units which are deemed structurally substandard should be replaced. The city should help to relocate persons displaced from such dwellings. New housing may be developed at the city's expense or through federally assisted programs, a non-profit sponsor, individual citizens, or a private developer. Future study should be undertaken into the most feasible possibilities.

3. Housing density areas as generalized on the Residential Densities Map (Figure 11) should be adhered to as much as possible as established in the goal to preserve existing neighborhood densities. The map allows for some residential expansion in fringe areas of low density districts. It does not mean that existing uses or densities that do not correspond to that designated should be eliminated. Densities should be increased in the city only if in depth studies prove that such increased density will not put excessive pressure on public facilities, open space requirements; or, otherwise place the quality environment of the area in jeopardy.

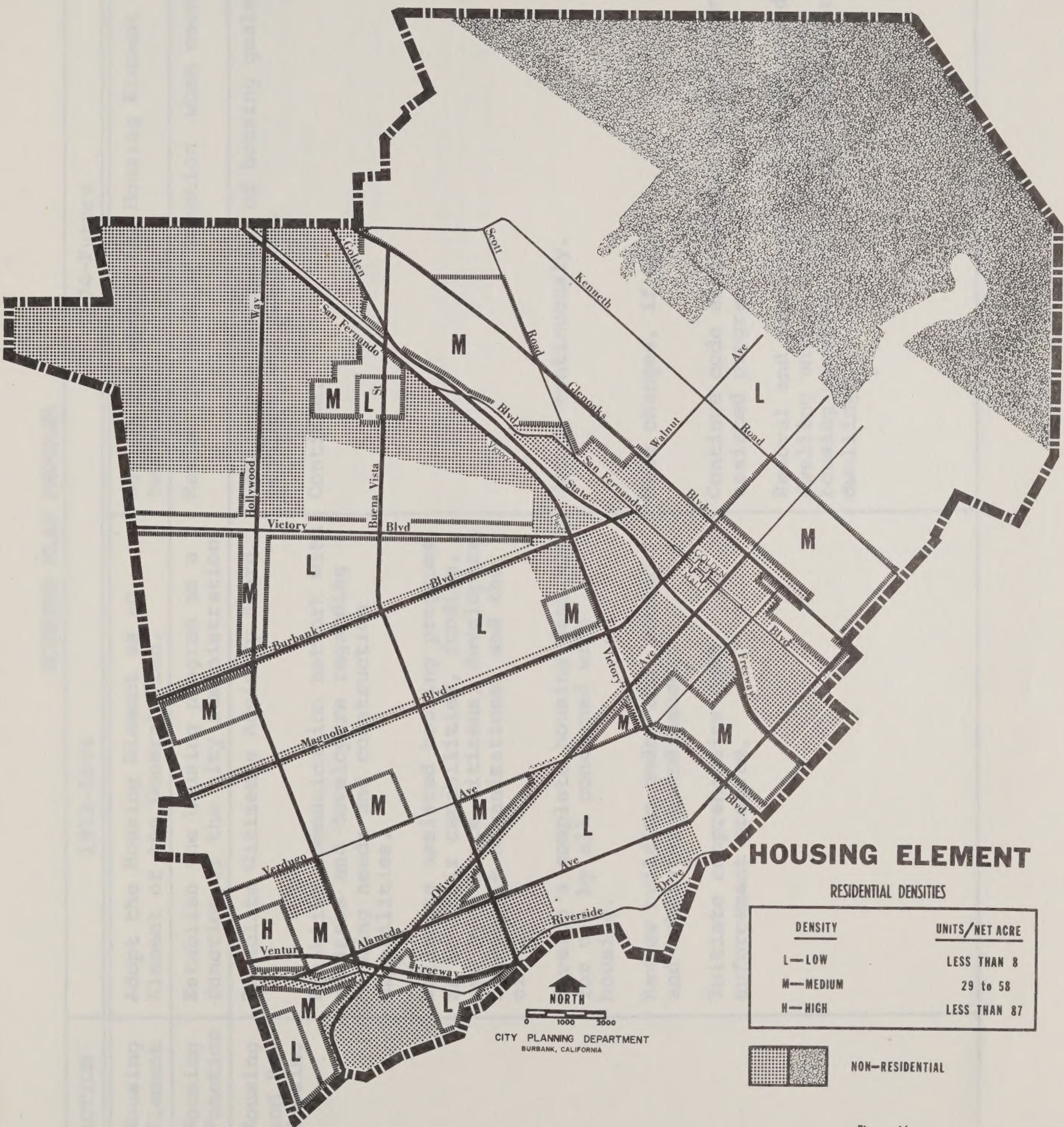


Figure 11

HOUSING PLAN PROGRAM

ACTION	1973-1974	1974-Future
Housing Element	Adopt the Housing Element as an Element of the General Plan.	Revise and update the Housing Element every two years.
Housing Function	Establish the housing program as a function of the city administration.	Revise the housing function when necessary.
Housing and Re-Housing	Formulate Citizen's Advisory Board. Establish communication network with citizens and developers regarding housing needs and construction capabilities. Delineate assisted housing programs as to their capabilities, funding, use by private citizens, developers, non-profit organizations, and the city. Develop a complete housing data bank for use by all concerned with housing. Review building code; and, zoning and subdivision ordinances. Initiate comprehensive code enforcement program.	Continuous monitoring of housing goals, problems and programs. Continue. Update continuously. Make changes, if any. Continue code enforcement, study federally assisted program. Removal and replacement of substandard dwelling units, study possible use of assisted housing programs to replace substandard dwellings.

HOUSING PLAN PROGRAM (Cont'd.)

ACTION	1973-1974	1974-Future
		Prepare detailed studies of individual neighborhoods within the city to assess their complete environmental needs. Study the possibility of organizing a joint technical committee to analyze the housing problems of the Burbank, Glendale, North Hollywood, Sun Valley region. Support property tax reforms which will help to achieve the objectives of the Housing Element. Continuous monitoring of housing and surrounding environmental conditions such as open space, public facilities, etc.

REVISION AND UPDATE OF THE HOUSING ELEMENT

The Housing Element should be updated and revised periodically so that it will continue to be a guide representing the social and economic conditions of the present.

The housing and population data should be updated on a semi-annual basis. Accurate counts of housing units, deteriorating and substandard units, and demolitions should be maintained.

When all of the supporting data has been updated there should be a re-evaluation of the housing problems and needs. The citizens committee, to be formed to guide the housing plan, should help in determining the success of the plan for the previous two year period and then help in the preparation of any possible new housing goals. The planning program should then be updated to conform to new goals and priorities.

The Planning Board and the City Council will then hold public hearings to amend the Housing Element.

This review and update process is designed to keep the Housing Element a usable document, guiding citizens and city administrators alike in the continuing process of housing and re-housing the people of Burbank.

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